

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AUTOMOBILE SALES IN A C-4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 920 EAST BROADWAY IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mr. Sammy Alsofari, 920 East Broadway, North Little Rock, AR 72114, seeking a conditional use of land located at 920 East Broadway to allow automobile sales, which application was duly considered and approved (7 affirmative votes, 2 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof, held on March 10, 2015.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a conditional use is approved for automobile sales in a C-4 zone for the subject real property located at 920 East Broadway in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

Lots 1, 2, 3 and R, Block 11, East Argenta Addition to the City of North Little Rock, Pulaski County, Arkansas. (See Exhibits "A", "B" and "C" attached hereto.)

SECTION 2: That this conditional use shall be subject to the following:

- a) Hours of operation: Mon-Fri, 8am – 6pm; and Sat-Sun, 8am – 10pm.
- b) Fences shall not be allowed in the front yard of the vehicle sales lot, except as mandated under Article 15 of the Zoning Ordinance.
- c) Existing fences located in the front yard of the vehicle sales lot shall be removed, unless required when adjacent to residential use.
- d) Six (6) foot wood privacy fence is required along the south parcel boundary as the adjoining zoning is R-4. This fence can terminate 25' from the Cedar Street right-of-way line.
- e) Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.

- f) Car sales lot limited to area on west side of building. There shall be a ratio of one (1) vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. Open lot area does not include any structures. Number of vehicles allowed in car sales area at any one time – 32 vehicles.
- g) All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
- h) Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.
- i) All signage shall meet the requirements of Article 14 of the Zoning Ordinance.
- j) No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
- k) Vehicle sales lot shall be maintained at all times.
- l) Sales vehicles shall be locked and secured after business hours.
- m) Sales vehicles shall not be used as storage.
- n) Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
- o) Business license to be issued after Planning Staff confirmation of requirements.
- p) Business license holder understands that failure to comply with these conditions may result in loss of the Special/Conditional Use and/or loss of Business License and/or removal of Electric Power Meter.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

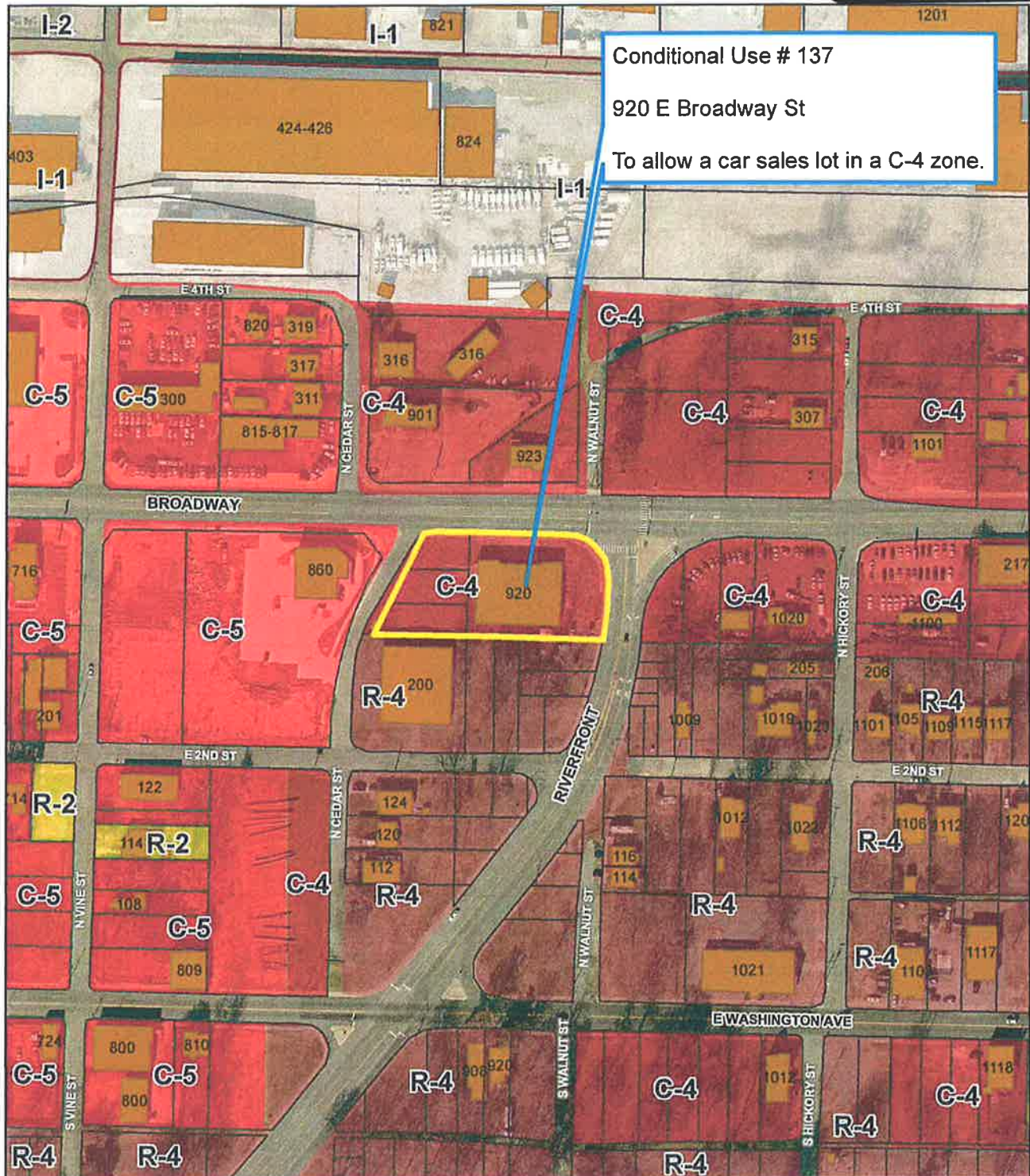
SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

Conditional Use # 137

Conditional Use # 137

920 E Broadway St

To allow a car sales lot in a C-4 zone.



Zoning Map

1 inch = 200 feet

0 100 200 400 Feet



Conditional Use # 137

EXHIBIT

tabbies

"B"

Conditional Use # 137

920 E Broadway St

To allow a car sales lot in a C-4 zone.



Ortho Map

1 inch = 100 feet

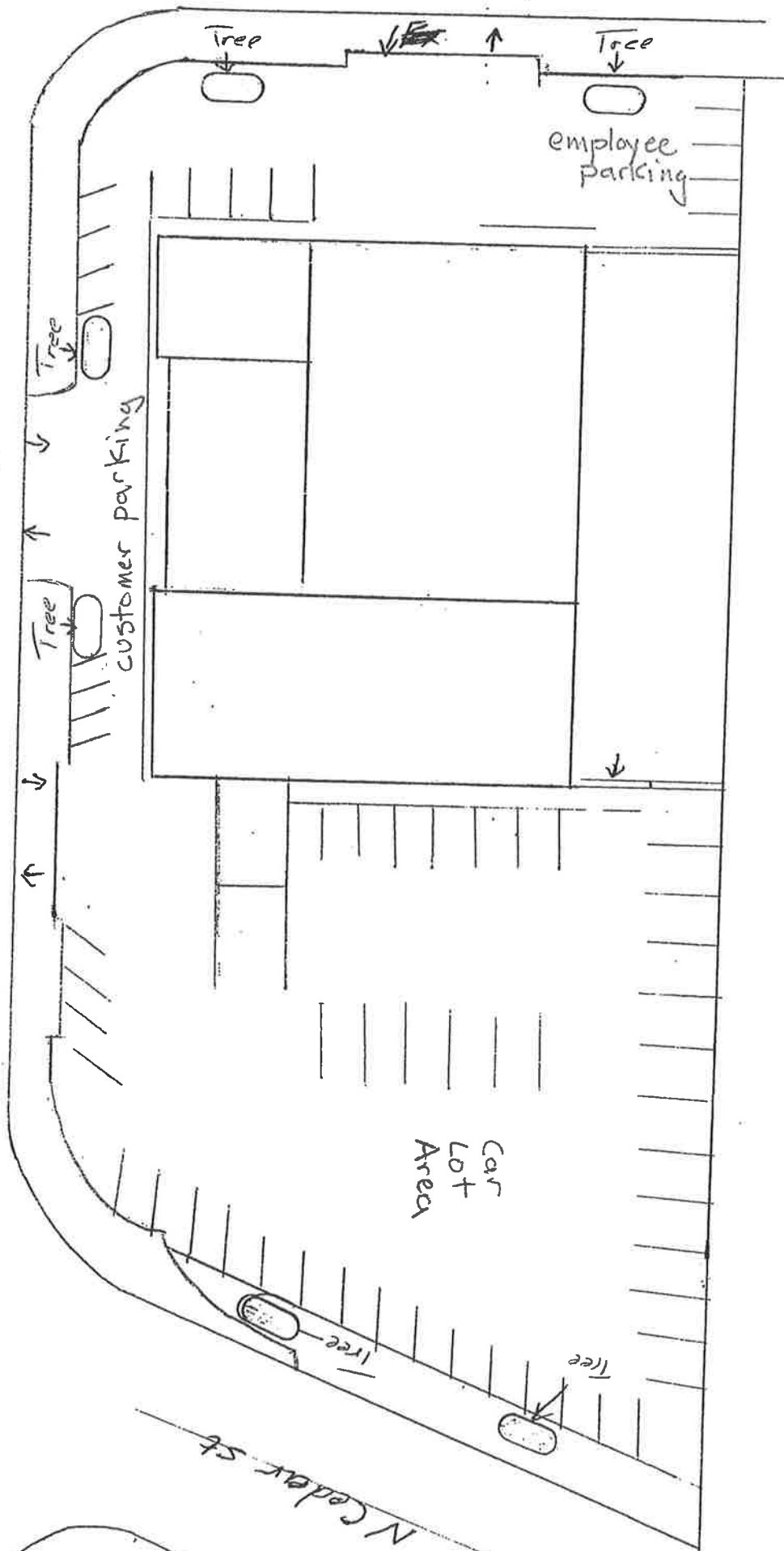
0 50 100 200 Feet



Date: 1/26/2015

Map is not to survey accuracy

£ Broadway st



EXHIBIT

"C"